

# **City of Scottsbluff, Nebraska**

**Monday, October 2, 2017**

**Regular Meeting**

## **Item Resolut.2**

**Council to consider a Resolution regarding the application for federal assistance from the Land and Water Conservation Fund program for the purpose of building improvements at the 23 Club Baseball Field.**

**Staff Contact: Annie Folck, City Planner**

**RESOLUTION NO. \_\_\_\_\_**

WHEREAS, the City of Scottsbluff, Nebraska proposes to apply for federal assistance from the Land and Water Conservation Fund program for the purpose of reconstruction of the Clubhouse and Concessions Building at the 23 Club Baseball Complex.

WHEREAS, the Mayor is authorized to sign documents to obtain financial assistance, including a Project Agreement with the State of Nebraska and the National Park Service.

WHEREAS, the City of Scottsbluff, Nebraska has the financial capability to operate and maintain the completed project and park property in a safe, attractive and sanitary manner.

WHEREAS, the City of Scottsbluff, Nebraska will not discriminate against any person on the basis of race, color, age, religion, disability, sex or national origin in the use of any property or facility acquired or developed pursuant to the project proposal, and shall comply with the terms and intent of Title VI of the Civil Rights Act of 1964, P.L. 88-354 (1964), and any of the regulations promulgated pursuant to such Act by the Secretary of the Interior and contained in 43 CFR 17.

WHEREAS, no property acquired and/or developed under this project shall, without the approval of the Nebraska Game and Parks Commission and the Secretary of the Interior, be converted to other than public outdoor recreation use. And, such approval may be granted only if it is in accord with the then existing Statewide Comprehensive Outdoor Recreation Plan (SCORP), and only upon such conditions as deemed necessary to assure the substitution of other outdoor recreation properties of at least equal fair market value and of reasonable equivalent usefulness and location.

WHEREAS, the City of Scottsbluff, Nebraska will replace the land in the event of a conversion in use in accordance with Section 6(f)(3) of the Land and Water Conservation Fund Act of 1965, as amended.

NOW BE IT RESOLVED, the City of Scottsbluff, Nebraska agrees to comply with all State and Federal requirements and standards where they can be applied in making the facilities developed under this project, and all future projects, accessible to and usable by the disabled.

This is to certify that this resolution is a true copy of the original document that was adopted and passed by the City of Scottsbluff, Nebraska at a duly advertised public meeting held this 2<sup>nd</sup> day of October, 2017.

\_\_\_\_\_  
(Mayor/Chairperson of the Board Signature)

\_\_\_\_\_  
Attest (Clerk)

(Seal)

**Note: Resolution must be signed and sealed.**

# LAND AND WATER CONSERVATION FUND PROJECT APPLICATION SUMMARY

## Project Sponsor Information

Project Sponsor: City of Scottsbluff  
 Federal ID #: \_\_\_\_\_  
 County: Scotts Bluff County, Nebraska  
 Project Contact: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Address: 2525 Circle Drive  
 City/Zip Code: Scottsbluff, NE 69361  
 Phone: (308) 632-4136  
 Fax: (308) 630-6294  
 Email: \_\_\_\_\_

## Project/Site Information

Project Title: 23 Club Baseball Park Clubhouse/Concessions Building  
 Type of Project: Acquisition ☐  
 Development ☒  
 Combination ☐  
 Park Name: 23 Club Baseball Park  
 Acreage of Property: 8.2 acres  
 Township 22N; Range 55W; Section 14  
 Previous LWCF Funding at Site: Yes\* ☐ No ☒  
 \*If Yes, Provide LWCF Project Number(s): \_\_\_\_\_

**Brief Description of the Proposed Project:** The project will be for the construction of a new clubhouse/concessions building in the center of the City's 23 Club Baseball Park.  
The building will provide ADA restrooms, a concessions stand, storage, and an official's box/scoring booth.

## Project Cost

Total Estimated Project Cost: \$ 360,183.00  
 Federal LWCF Assistance Request: \$ 165,000.00  
 Sponsor Match: \$ 195,183.00

## Source of Sponsor Match

Source: \_\_\_\_\_ Amount: \$ \_\_\_\_\_  
 Source: \_\_\_\_\_ Amount: \$ \_\_\_\_\_  
 Source: \_\_\_\_\_ Amount: \$ \_\_\_\_\_

Does the Sponsor Currently Have the 50% Match on Hand? Yes ☒ No ☐

## Certification

I hereby certify that the information contained in this application and all supporting project documents are, to the best of my knowledge, both true and accurate; and that this application is being submitted pursuant to official action of the governing body of the project sponsor.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

(Signature must be from Mayor, Chairperson of the Board, or designated Project Official)

The penalty for knowingly and willfully providing inaccurate or insufficient information is automatic withdrawal of this project from consideration by the Nebraska Game and Parks Commission.

# Land and Water Conservation Fund Grant Application For the 23 Club Baseball Park Clubhouse/Concessions Building

## Project Application

### Section I. Project Narrative

#### **I. Need for Assistance**

- a. **The City of Scottsbluff is planning to renovate and update the existing City-owned community youth baseball park known as the 23 Club Baseball Park. The City has identified the renovation of the 23 Club Baseball Park to be an important project to promote a safe and healthy environment for our local youth baseball players, and to provide a more comfortable, inviting, and family-oriented space for spectators. The City also sees the renovation of the Baseball Park to be important to the local economy since a modern community baseball park is an asset to the City that will help attract players to participate in baseball leagues from surrounding communities as well as to attract visiting teams to participate in tournaments, which in turn will support local restaurants, retail, and lodging establishments in the City. In addition, a modern community baseball park will increase the quality of life for our citizens and will help local businesses with their recruitment of new employees to their businesses and to the City.**

The 23 Club Baseball Park takes its name from the 23 Club Baseball organization which is a 501 (c)(3) non-profit organization, established in 1937, that organizes and runs the various youth baseball and softball leagues, tournaments, and camps that are held at the park. In 2016, over 800 kids from Scottsbluff, Mitchell, Morrill, Bayard, and Bridgeport participated in both boys and girls youth baseball leagues run by the 23 Club Baseball organization, making it the largest youth sports program in the region.

Unfortunately, at this point in time, the Baseball Park has become dilapidated to the point where conditions are no longer optimal for fostering a safe, comfortable, inviting, and family-oriented atmosphere. The last update to the facility was completed over 30 years ago, in the early 1980's, and a large portion of the infrastructure is over 60 years old, including the existing clubhouse/concessions building at the center of the park.

The Baseball Park has 4 fields arranged around an existing clubhouse/concessions building and spectator stands in the center. The clubhouse building provides restrooms, a concession stand, and an upper level official's box/scoring booths. The areas around the clubhouse/concessions building and between the baseball fields are just unimproved dirt and gravel, with no landscaping or trees. Patrons also use the areas between the fields for parking and there is little control of parking and no safety measures to protect pedestrians.

Since there is a lack of landscaping and hardscaping in the spectator areas between the fields, and just dirt and gravel present, spectators are subject to an uninviting and uncomfortable viewing experience. There are no trees or other structures to provide shade, and conditions between the fields on sunny summer days can be extremely hot and dusty, and especially uncomfortable for families with young children, or the elderly. The spectator areas are comprised of a variety of bleachers that are old, made of either metal or wood, and of varied sizes and configurations. There are no ADA provisions to the spectator areas or the bleachers, and there are no ADA accessible routes from the parking areas to the bleachers or through the park.

The clubhouse/concessions building at the center of the park is estimated to be over 60 years old and has fallen into disrepair and is in need of a complete replacement. The two existing restrooms in the clubhouse building are very small, dark, and dirty, with fixtures that are in need of replacement. Plumbing and electrical systems throughout the building are in poor condition and often inoperable. The concessions stand has limited options to the services it can provide. The restrooms and the concession stand do not conform to ADA standards in any aspect.

Overall, the park is currently not up to the standards that are expected of a modern-day community baseball park, and due to this fact many parents in the community will not sign their children up to participate in baseball or softball leagues and numerous teams from outside of the area will not participate in tournaments held at our park, instead opting to attend tournaments in other communities and out of state.

The City of Scottsbluff's mission statement is: "To promote a safe, healthy environment for its citizens, visitors, and business community; by providing essential services and infrastructure as well as opportunities for growth in a fair, fiscally responsible manner." Renovating and improving the 23 Club Baseball Park fits perfectly into the city's overall mission. Also, among the City Council's goals is to "Encourage livability through healthy lifestyles and quality of life, through Parks and Recreation amenities." This is why the City of Scottsbluff has committed to work with the 23 Club Baseball organization to renovate the Baseball Park to bring it up to the expected standards of a modern community baseball park, and to make the park safe, comfortable, inviting, and family-oriented for all.

Planned improvements to the Baseball Park include building a new clubhouse/concessions building at the center of the park, new spectator seating areas with shade structures, new landscaping and trees between the baseball fields, new hardscaping and walkways from the parking lots to all spectator areas and the clubhouse building, new batting cages, and new lighting.

These improvements will be broken up into different project phases, with the construction of the new clubhouse/concessions building to occur first. This building will

be professionally designed, and will then be bid out to general contractors for construction.

The construction of the new clubhouse/concessions building is the specific proposed project that is the subject of this application. The new building will be the centerpiece of the renovated 23 Club Baseball Park and it will provide ADA accessible restrooms, a concessions stand, an upper level official's box/scoring booth, and storage.

Following construction of the new clubhouse/concessions building, the additional improvements to the spectator areas between the fields will be undertaken including all of the concrete work, hardscaping, walking paths, landscaping, spectator stands, shade structures, batting cages, and lighting.

The City of Scottsbluff has signed a letter of support committing resources and funding to the overall renovation project. The City will be the Project Manager for all phases of the project and will provide in-kind labor to accomplish demolition, landscaping, grading and concrete work. The City has also updated our comprehensive plan to specifically include this project as it has been identified by the public as a priority need.

The 23 Club Baseball organization is also involved in a fundraising campaign to fund improvements including the shade structures, batting cages, and lighting improvements.

The City of Scottsbluff and the 23 Club Baseball organization realize that the full renovation of the 23 Club Baseball Park can only be done by working together, and by utilizing a combination of City resources, grants, and private donations to fund the project. It is for this reason that we are applying for the Land and Water Conservation Fund for the construction of the new clubhouse/concessions building.

- b. The 23 Club Baseball Park is utilized by the 23 Club Baseball organization to run youth baseball and softball leagues for over 800 children each year. Baseball and softball players range in age from 5 years old to 15 years old.

The 23 Club Baseball organization runs the following baseball and softball leagues:

**Baseball**

- 5/6 Year olds – T-ball League
- 7/8 Year olds – Pacific League
- 9/10 Year olds – American League
- 11/12 Year olds – National League
- 13-15 Year olds – Babe Ruth League

**Softball**

- 5/6 Year olds – T-ball League
- 7/8 Year olds – 8U League

- 9/10 Year olds – 10U League
- 11/12 Year olds – 12U League
- 13/14 Year olds – 14U League

The 23 Club Baseball Park host games for all of the youth baseball leagues and for the youth softball T-ball league on its four fields. The remainder of the softball league games are hosted on the two Scottsbluff High School softball fields which are directly adjacent to the 23 Club Baseball Park to the east.

The Baseball Park is utilized by the baseball and softball leagues from late April through the end of June each year. Teams generally start utilizing the fields for practices in the last week of April, and then league games start in mid-May, and run until the end of June. During these dates, the park is used for practices or games generally 4 to 5 nights a week, with 1 to 2 games or practices being held on each of the four fields each night.

The baseball and softball leagues are comprised of teams of players from Scottsbluff as well as teams from the surrounding smaller communities including Bayard, Bridgeport, Mitchell, Morrill.

In addition to the baseball and softball leagues, the park is utilized to host tournaments and camps throughout the summer which brings in players and teams to the area from throughout the region:

- The park hosts an annual baseball tournament on Father's Day weekend.
  - The park was utilized for the Nebraska Baseball Academy Summer Day Camp on June 27<sup>th</sup> and 28<sup>th</sup> for players from 7 years old to 18 years old.
  - The park hosted the 2017 Nebraska State Tournament for the 10U age group from July 7<sup>th</sup> to July 9<sup>th</sup>, with 3 games played each day.
  - The park was utilized for the 2017 Fall Baseball Camp in conjunction with Western Nebraska Community College, which is a fall mini-league for players 7 years old to 18 years old that is coached and umpired by players and coaches from WNCC. Players in the 7 to 13 year old age group participated in a total of 5 games on Monday evenings for five weeks between August 27<sup>th</sup> and September 25<sup>th</sup>.
- c. The proposed renovation to the 23 Club Baseball Park has been discussed between the 23 Club Baseball organization and the City of Scottsbluff in City Council Meetings and a Planning Commission Meeting, and the final grant application was made available for public comment and discussed at a City Council Meeting when the participation resolution was passed. The City of Scottsbluff has also provided the 23 Club Baseball organization a letter of support detailing the City's commitment to manage the renovation project and to provide in-kind labor to accomplish work on the project.

The following documents are attached directly after this section:

- **Scottsbluff City Council Meeting Minutes for the July 3, 2017 Regular Meeting.** (portions of minutes related to the 23 Club Baseball Park highlighted in red box)
- **Scottsbluff City Council Meeting Minutes for the July 17, 2017 Regular Meeting.** (portions of minutes related to the 23 Club Baseball Park highlighted in red box)
- **Letter of Support from the City of Scottsbluff to the 23 Club Baseball organization regarding the renovation of the 23 Club Baseball Park**
- **Excerpt from the September 11, 2017 Planning Commission Meeting related to the 23 Club Baseball Park and for the City to consider an amendment to the City's Comprehensive Plan**
- **Scottsbluff City Council Meeting Minutes for the September 18, 2017 Regular Meeting.** (portions of minutes related to the 23 Club Baseball Park highlighted in red box)
- **Scottsbluff City Council Meeting Minutes for the October 2, 2017 Regular Meeting.** The completed LWCF Grant Application was available for comment, and the participation resolution was passed at this meeting. (portions of minutes related to the 23 Club Baseball Park highlighted in red box)